

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

PELLEGRINO & FELDSTEIN, LLC  
290 ROUTE 46 WEST  
DENVER, NJ 07834  
(973) 586-2300  
Deborah Feldstein - 030521994  
ATTORNEYS FOR MOVANT: Sanford Funding  
LLC

IN RE:  
Mark Anthony Andreottis, II a/k/a Mark Andreotti  
d/b/a Praetorian Investor Services



Order Filed on March 5, 2020  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

CASE NO. 17-15603-JKS

HEARING DATE: December 17, 2019

Judge: Sherwood

**ORDER FOR RELIEF FROM THE AUTOMATIC STAY  
NUNC PRO TUNC**

The relief set forth on the following pages, number two (2) through two (2) is hereby **ORDERED**.

**DATED: March 5, 2020**

Honorable John K. Sherwood  
United States Bankruptcy Court

(Page 2)

Debtor: Mark Anthony Andreottis, II a/k/a mark Andreotti d/b/a Praetorian Investor Services

Case No: 17-15603-JKS

Caption of Order: ORDER FOR RELIEF FROM THE AUTOMATIC STAY NUNC PRO TUNC

Upon the motion of **Sanford Funding LLC** under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for good cause shown, it is

**ORDERED** that the automatic stay is vacated nunc pro tunc as to the tax lien foreclosure for tax sale certificate 2010-0230 under Docket No. F-014703-19.

It is further ordered that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and other party who entered an appearance on the motion.

## Imaged Certificate of Notice Page 3 of 4

United States Bankruptcy Court  
District of New JerseyIn re:  
Mark Anthony Andreottis, II  
DebtorCase No. 17-15603-JKS  
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
Form ID: pdf903Page 1 of 2  
Total Noticed: 1

Date Rcvd: Mar 05, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 07, 2020.

db +Mark Anthony Andreottis, II, USP Lewisburg, Post Office Box 1000,  
Lewisburg, PA 17837-1000Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 07, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 5, 2020 at the address(es) listed below:

Aleisha Candace Jennings on behalf of Creditor OCWEN LOAN SERVICING LLC ajennings@rasflaw.com  
 Alexandra T. Garcia on behalf of Creditor Ditech Financial LLC NJECFMAIL@mwc-law.com,  
 nj-ecfmail@ecf.courtdrive.com  
 Alexandra T. Garcia on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC  
 NJECFMAIL@mwc-law.com, nj-ecfmail@ecf.courtdrive.com  
 Alexandra T. Garcia on behalf of Creditor DITECH FINANCIAL NJECFMAIL@mwc-law.com,  
 nj-ecfmail@ecf.courtdrive.com  
 Andrew L. Spivack on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC  
 nj.bkecf@fedphe.com  
 Andrew L. Spivack on behalf of Creditor Ditech Financial LLC nj.bkecf@fedphe.com  
 Andrew L. Spivack on behalf of Creditor DITECH FINANCIAL nj.bkecf@fedphe.com  
 Carrie J. Boyle on behalf of Debtor Mark Anthony Andreottis, II cboyle@b-vlaw.com,  
 cvitullo@b-vlaw.com; cjbefcf@gmail.com; kgresh@mpadlaw.com; tegner@mpadlaw.com; djamison@mpadlaw.com; l  
 wood@mpadlaw.com; cgetz@mpadlaw.com; carrie.boyle@comcast.net; J.CR73128@notify.bestcase.com  
 Charles M. Forman cforman@formanlaw.com, lcapasso@formanlaw.com; cforman@iq7technology.com  
 Charles M. Forman on behalf of Trustee Charles M. Forman cforman@formanlaw.com,  
 lcapasso@formanlaw.com; cforman@iq7technology.com  
 David J. Finkler on behalf of Creditor Travelers Insurance Co. DFinkler.LawDJF@verizon.net,  
 finklerdr93613@notify.bestcase.com  
 Deborah T. Feldstein on behalf of Creditor Sanford Funding LLC dfeldstein@caplaw.net  
 Denise E. Carlon on behalf of Creditor PNC Bank NA dcarlon@kmlawgroup.com,  
 bkgroup@kmlawgroup.com  
 Eamonn O'Hagan on behalf of Defendant The United States of America eamonn.ohagan@usdoj.gov  
 Jennifer D. Gould on behalf of Creditor 811 Willow Ave Condo Assoc. jgould@stark-stark.com,  
 mdepietro@stark-stark.com  
 Jonathan C. Schwalb on behalf of Creditor SN Servicing Corporation  
 bankruptcy@friedmanvartolo.com  
 Kim R. Lynch on behalf of Plaintiff Charles M. Forman, as Chapter 7 Trustee  
 klynch@formanlaw.com, kanema@formanlaw.com  
 Kim R. Lynch on behalf of Trustee Charles M. Forman klynch@formanlaw.com, kanema@formanlaw.com  
 Laura M. Egerman on behalf of Creditor Ditech Financial LLC bkyecf@rasflaw.com,  
 bkyecf@rasflaw.com; legerman@rasnj.com  
 Laura M. Egerman on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC  
 bkyecf@rasflaw.com, bkyecf@rasflaw.com; legerman@rasnj.com  
 Laura M. Egerman on behalf of Creditor DITECH FINANCIAL bkyecf@rasflaw.com,  
 bkyecf@rasflaw.com; legerman@rasnj.com  
 Meaghan Tuohy on behalf of Creditor 811 Willow Ave Condo Assoc. meaghan@2eklaw.com,  
 G19176@notify.cincompass.com  
 Michael A. Artis on behalf of U.S. Trustee U.S. Trustee michael.a.artis@usdoj.gov  
 Miriam Rosenblatt on behalf of Creditor OCWEN LOAN SERVICING LLC miriam.rosenblatt@mhllp.com,  
 mrosenblatt@rasflaw.com

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Date Rcvd: Mar 05, 2020

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)  
system (continued)

Mitchell Malzberg on behalf of Interested Party Katia Montresor mmalzberg@mjmalzberglaw.com,  
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Mitchell Malzberg on behalf of Interested Party Kevin Murphy mmalzberg@mjmalzberglaw.com,  
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Murphy Durkin on behalf of Creditor Kearny Bank maresta@durkinlawfirm.com,  
mdurkin@durkinlawfirm.com  
Nicholas V. Rogers on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC  
nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Creditor DITECH FINANCIAL nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Creditor Ditech Financial LLC nj.bkecf@fedphe.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov  
United States Trustee USTPRegion03.NE.ECF@usdoj.gov  
William J. Levant on behalf of Defendant New Jersey Title Insurance Company  
efile.wjl@kaplaw.com  
William J. Levant on behalf of Plaintiff CATIC Title Insurance Company efile.wjl@kaplaw.com  
William J. Levant on behalf of Creditor New Jersey Title Insurance Company  
efile.wjl@kaplaw.com

TOTAL: 35